


**AGENDA FOR THE CITY OF SAN DIEGO
HEARING OFFICER MEETING
WEDNESDAY, SEPTEMBER 29, 2021 AT 9:00 A.M.
VIRTUAL HEARING**

**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING
HEARING OFFICER MEETING ACCESS AND PUBLIC COMMENT:**

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of  [California Executive Order N-08-21](#), which suspends certain requirements of the Ralph M. Brown Act

During the current State of Emergency and in the interest of public health and safety, the Hearing Officer meetings will be conducted by web conference. In accordance with the Executive Order, there will be no members of the public participating in person at the meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone, Zoom, using the Hearing Officer [webform](#), email submission or via U.S. Mail of written materials, as follows:

JOINING THE WEBINAR AND OFFERING PHONE-IN TESTIMONY:

Starting February 10, 2021, the Hearing Officer meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1605530072>

TO JOIN BY USING IPHONE ONE-TAP:

US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 553 0072**

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

When the Hearing Officer introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button

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on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone

Providing Written Comment Through Webform

Comment on Agenda Items, Non-Agenda Public Comment may be submitted using the webform indicating the Comment type and item number (if relevant) for which you wish to submit your comment. Comments need to be received the business day prior for it to be distributed to Hearing Officer. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item. Please go to the Hearing Officer website for further instructions.

Written Materials

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to hearingofficer@sandiego.gov or submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Hearing Officer in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Hearing Officer.

Watch the Meeting

The public may view the meeting at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to: hearingofficer@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501. ***Those items with an asterisk (*) will include consideration of the appropriate environmental document.*** For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Duke Fernandez

ANNOUNCEMENTS/PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.

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In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items may email comments to hearingofficer@sandiego.gov, with the term "Non-Agenda Public Comment" in the subject line of the email. All comments are limited to 200 words.

Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under "Announcements/Public Comment."

REQUESTS FOR CONTINUANCES OR WITHDRAWALS

ITEMS TO BE PLACED ON CONSENT AGENDA

DISCUSSION ITEMS:

ITEM – 1: ***HEALTH PEAK CAMPUS - PROJECT NO. 658398**

City Council District: 1

Plan Area: La Jolla

Staff: Martin Mendez

Planned Development Permit, Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Amendment to Coastal Development Permit No. 2520690 for the transfer of 58,060 square feet of unutilized development rights from 11099 North Torrey Pines Road to 3020-3030 Callan Road; demolition of 91,000 square feet of office space and associated improvements at 3020-3030 Callan Road; the construction of two new office buildings totaling 149,060 square feet at 3020-3030 Callan Road with associated improvements at 3020-3030 Callan Road and 11011-11099 North Torrey Pines Road within the University Community Planning Area. The 29.91-acre project site is located in the IP-1-1 Zone, Prime Industrial Lands, the Community Plan Implementation Overlay Zone Type B (CPIOZ-B), the Coastal Overlay Zone (Non-Appealable Area 1), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact), the Transit Priority Area Overlay Zone, and the Airport Land Use Compatibility Area Overlay Zone (MCAS Miramar – Review Area 1). The project includes CAL Green Tier I & II requirements, which is in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. This development is within the Coastal Overlay zone. Negative Declaration No. [658398](#). Report No. [HO-21-036](#).

RECOMMENDATION:

Approve

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ITEM – 2: **HOLLISTER GAS CUP/NUP - PROJECT NO. 635346**

City Council District: 8

Plan Area: Otay Mesa-Nestor

Staff: Bryan Hudson

Neighborhood Use Permit (NUP) for an existing service station and a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages for off-site consumption, located at 1102 Hollister Street in the CC-2-3 Zone within the Otay Mesa-Nestor Community Plan area. Exempt from Environmental. Report No. [HO-21-043](#).

RECOMMENDATION:

Approve

ITEM – 3: ***LOTUS STREET HOMES - PROJECT NO. 669302**

City Council District: 2

Plan Area: Ocean Beach

Staff: Bryan Hudson

Coastal Development Permit, Site Development Permit, and Tentative Map to demolish a single dwelling unit and to subdivide two existing legal lots into four legal lots which would allow the construction of four new two-story single-dwelling units, measuring 1,239 square feet, 1,254 square feet, 1,069 square feet, and 1,279 square-feet. The units will have attached one-car garages and one-car surface parking. The 0.161-acre-site is located at 5064 Lotus Street in the RM-2-4 zone. This development is within the Coastal Overlay Zone (Non-Appealable Area 2). Mitigated Negative Declaration No. [669302](#). Report No. [HO-21-044](#).

RECOMMENDATION:

Approve